

FILED GREENVILLE CO. S. C.

TITLE TO REAL ESTATE—PREPARED BY W. W. WILKINS, ATTORNEY AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

APR 17 4 04 PM '71

COUNTY OF GREENVILLE

OLLIE FARNSWORTH R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, Joseph R. Ruff

in consideration of Ten (\$10.00) and assumption of mortgage Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Lynette S. Ruff, her heirs and assigns,

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being known and designated as Lot #80, of a subdivision known as Wellington Green as shown on a plat thereof prepared by Piedmont Engineering Service, dated September 1961, and recorded in the RMC Office for Greenville County in Plat Book YY at page 29, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Melbourn Lane, the joint front corner of Lots 80 and 91, and running thence along the joint line of these lots N. 28-30 E. 142.5 feet to an iron pin at the joint rear line of lots 80, 91, and 81; running thence N. 59-30 W. 155.0 feet to an iron pin on the eastern side of Rollinggreen Road; thence along the eastern edge of Rollinggreen Road S. 30-30 W. 125.0 feet to an iron pin at an intersection, which intersection is curved the curvature of which is S. 15-54 E. 44.0 feet to an iron pin; thence S. 62-19 E. 135.0 feet to an iron pin, point of beginning.

This is the same lot conveyed to grantor by M. E. Howell by deed recorded April 15, 1963 in deed vol. 720 page 318 of the RMC Office for Greenville County, S. C. and is conveyed subject to restrictions applicable to said subdivision recorded in deed vol. 685 page 135 and to any recorded easements or rights of way.

As a part of the consideration for this conveyance the grantee herein assumes and agrees to pay that certain mortgage given to C. Douglas Wilson & Co. in the original amount of \$19,500 recorded July 1, 1963 in vol. 926 page 581, on which there is a balance due of approximately \$16,500.00.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns, against the grantor's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 12 day of April 1971. SIGNED, sealed and delivered in the presence of: [Signatures of Joseph R. Ruff, W. W. Wilkins, and Genobia C. Hall with seals]

STATE OF SOUTH CAROLINA } PROBATE COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12 day of April 19 71. [Signatures of W. W. Wilkins and Genobia C. Hall with seals]

Notary Public for South Carolina. MY COMMISSION EXPIRES JANUARY 16 1980

STATE OF SOUTH CAROLINA } RENUCIATION OF DOWER COUNTY OF GREENVILLE grantee, wife of grantor.

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of 19 (SEAL)

Notary Public for South Carolina. MY COMMISSION EXPIRES JANUARY 1, 19

RECORDED this 12th day of April 1971, at 4:04 P. M., No. #23768

- 271 - P16.3 - 2.1